

Village on the Green II



HOA Newsletter

JULY

2024



Buildings and Grounds Update

We have removed a tree near 2521D that had fallen and was in a dangerously precarious state. In addition, we have begun trimming the trees near buildings in preparation for a predicted busy hurricane season.

There are seven buildings that have been treated for brown spots by our lawn treatment company, Uprooted. The lawn treatment technician recommends that these spots be watered to promote grass regrowth. We hope summer rains will start soon so that hand watering is not required.

We continue to work on the water intrusion problems. In the short term, we are using downspout extensions to move the rainwater away from the building and out to the sewer. We are also cleaning out the gutters on each building to ensure proper drainage. We continue to research solutions that are responsive to the concerns cited in the engineer's report from 2021, including grading. Over the longer term, solutions for the water situation will be analyzed for cost to implement in specific buildings and budgeted for in next year's budget.

By Gerald Barnett, Board Member - Buildings and Grounds

Next Board Meeting:

September 10, 2024
10:30am
Village on the
Green Clubhouse

There will be no
meetings in July or
August 2024

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Treasurer's Report May 2024

Operating cash increased by \$18,779.17; reserve funds increased by \$15,886.93, for a total increase of \$33,666.10. Revenue was in line with the budgeted amounts. Operating expenses were below budget by \$19,166.51, due to the insurance premium not being paid by the management company and the balance of \$3,518.43 due to unpaid invoices for grounds care and electricity, as the invoices had not been received.



Thoughts from the President

Here we are in the middle of summer. It may seem rather quiet here but there is a lot going on behind the scenes.

During our negotiations with the insurance company, Mitchell Insurance, we learned that we will have to replace roofs at 20 years, notwithstanding that the roofs have many more useful years remaining. This is the case all over the state of Florida, unfortunately. We are currently getting estimates of what the roof replacements will cost, understanding that if inflation continues, we may have to budget more, but at least we will have a baseline. Soon we will know how the estimated replacement cost compares to our estimated reserves at the time of replacement. We will keep you apprised as we have more information.

We continue to research solutions to the water intrusion issue. There have been many attempts to resolve the issue. The attempts to resolve the issue may be part of the solution, although there is a missing piece that may solve the problem in the long term. We have discussed our issues with several contractors. For those that have water intrusion now, thank you for your patience. We have not forgotten your issues. We want to be sure we spend our funds wisely. This problem is at the top of our priority list.

From personal experience, I would like to advise you not to feed the wildlife. It creates several issues. The droppings from the ducks create an unpleasant experience for those wanting to enjoy our common areas by going for a walk. Many of the seeds etc. that may be used to feed birds and animals are very attractive to rodents such as mice and rats. It may be an eye opener to have a mouse scurry across your chest while you are sleeping!

It is hurricane season! Please secure all items outside of your unit. Hopefully we will not experience hurricane force winds, however, if you leave items outside in inclement weather you may be held responsible for damage to a neighbor's property.

My Safe Florida Condominium Pilot Program

The State of Florida, it appears, jumped the gun by stating last month that the My Safe Florida Condominium Program would start on July 1, 2024. They have recently retracted that statement and issued the following statement:

“...inspection and grant application forms and procedures must also be developed prior to launching the Program. It is anticipated that Program applications will not be publicly available for use until the Fall of 2024”

So, we will wait...